

Bylaw 20834

A Bylaw to amend Bylaw 13717, as amended, being the
Windermere Area Structure Plan through an amendment to the
Keswick Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on May 25, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13717, being the Windermere Area Structure Plan; and

WHEREAS City Council found it desirable to from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on July 19, 2010 Council adopted, as Appendix "C" to Bylaw 13717, as amended, the Keswick Neighbourhood Structure Plan by the passage of Bylaw 15514; and

WHEREAS City Council considers it desirable to amend the Keswick Neighbourhood Structure Plan through the passage of Bylaws 15514, 16076, 17195, 17405, 18281, 18568, 18709, 18972, 20095, 20178, and 20493; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Keswick Neighbourhood Structure Plan, being Appendix "C" to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:
 - a. deleting the last line of section 3.2.2 Urban Design, Objective 5, Rationale, and replacing it with:
"The use of a standard residential zone of the Edmonton Zoning Bylaw will be applied for the development of these higher density uses.";
 - b. deleting the first five paragraphs of section 3.2.6 Residential, and replacing it with:
"The Low Density Residential designation will be developed at a density of an average of 25 units per hectare.

Approximately 168 ha of the plan area is designated as Low Density Residential at densities of an average of 25 units per hectare. Residential uses anticipated would be consistent with the RSF zoning designation under the Zoning Bylaw. The NSP shall allow for more innovative forms of single detached residential housing through the use of a Direct Control Zone under the Zoning

Bylaw.

The Row Housing designation will be developed with a back alley access, at an average density of 45 units per hectare. Residential uses anticipated would be consistent with the RSM zoning designation under the Zoning Bylaw.

Approximately 8 ha of the plan area is designed for low-rise/multi-/medium residential sites, which will typically be developed between 2 1/2 storeys to 4 storeys in height and densities of an average of 90 units per hectare. Residential uses anticipated would be stacked rowhouse or low rise apartments consistent with the RM zoning designation under the Zoning Bylaw. The NSP shall allow for more innovative forms of stacked row housing through the use of a Direct Control Zone under the Zoning Bylaw.

Approximately 1 ha of the plan area is designated for Medium Rise Residential, and approximately 2 ha of the plan area is designated for High Rise Residential. Residential uses anticipated would be consistent with the RM or RL zoning designations under the Zoning Bylaw.";

- c. deleting the last two lines of section 3.2.6 Residential, Objective 14, Implementation, and replacing it with:

"The City of Edmonton Zoning Bylaw provides for a range of densities and housing forms that will be applied at the rezoning stage.

Innovative forms of single detached residential and stacked rowhousing development shall be implemented through the creation of Direct Control Zones under the Zoning Bylaw (ie. regulations accommodating shallow and wide lots).";

- d. deleting the last line of section 3.2.6 Residential, Objective 14, Rationale;
- e. deleting section 3.2.6. Residential, Objective 15, Implementation, in its entirety and replacing it with:

"(a) Figure 7.0 – Land Use Concept and Table 5 – Land Use Concept and Population Statistics - will guide intensified suburban development which shall be implemented through the Edmonton Zoning Bylaw.

(b) The Keswick NSP neighbourhood density is approximately 33 units per net residential hectare.";

- f. deleting the last line of section 3.2.6. Residential, Objective 16, NSP Policy, and replacing it with: "(c) Opportunities such as secondary suites or backyard housing should be encouraged among builders.";
- g. deleting the last line of section 3.2.6. Residential, Objective 16, Implementation, and replacing it with: "(c) Secondary suites or backyard housing shall be implemented through the Edmonton Zoning Bylaw.";
- h. deleting the second line of the second paragraph of section 3.2.7. Commercial, Objective 19, Rationale, and replacing it with: "The parcel size and configuration can accommodate a range of commercial uses under the (CG) General Commercial Zone of the Zoning Bylaw.";
- i. deleting the last line of the third paragraph of section 3.2.7. Commercial, Objective 19, Rationale, and replacing it with: "The parcel size and configuration can accommodate a range of commercial uses under the (CG) General Commercial Zone of the Zoning Bylaw.";
- j. replacing "single/semi-detached", "single/semi-detached housing", and "single/semi-detached residential" with "low density residential" throughout the NSP.
- k. deleting the map entitled "Bylaw 20493 – Keswick Neighbourhood Structure Plan (as amended)" and replacing it with the map "Bylaw 20834 - Amendment to Keswick Neighbourhood Structure Plan", attached hereto as Schedule "A" and forming part of this Bylaw;
- l. deleting the land use and population statistics entitled "Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 20493" and replacing it with "Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 20834", attached hereto as Schedule "B" and forming part of this Bylaw;
- m. deleting "Figure 7 – Land Use Concept" and replacing it with "Figure 7 – Land Use Concept" attached hereto as Schedule "C" and forming part of this Bylaw;
- n. deleting "Figure 8 – Transportation Network" and replacing it with "Figure 8 – Transportation Network" attached hereto as Schedule "D" and forming part of this Bylaw;
- o. deleting "Figure 9 – Pedestrian and Shared Use Path Network" and replacing it with "Figure 9 – Pedestrian and Shared Use Path Network" attached hereto as Schedule "E" and forming part of this Bylaw;
- p. deleting "Figure 10 – Sanitary Servicing Plan" and replacing it with "Figure 10 – Sanitary Servicing Plan" attached hereto as Schedule "F" and forming part of this Bylaw;
- q. deleting "Figure 11 – Storm Drainage Plan" and replacing it with "Figure 11 – Storm Drainage Plan" attached hereto as Schedule "G" and forming part of this Bylaw;
- r. deleting "Figure 12 – Water Servicing Plan" and replacing it with "Figure 12 – Water Servicing Plan" attached hereto as Schedule "H" and forming part of this Bylaw; and

- s. deleting “Figure 13 – Staging Plan” and replacing it with “Figure 13 – Staging Plan” attached hereto as Schedule “I” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

9 Ave NW (Ellerslie Rd.)

Hiller Road

North Saskatchewan River

182 St. SW

170 St. SW

28 Ave. SW








BYLAW 20834 AMENDMENT TO KESWICK

Neighbourhood Structure Plan









**Amendment
Areas**



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

-  Low Density Residential
-  Rowhouse
-  Low Rise/ Multi-/ Medium Units
-  Medium Rise Units
-  High Rise Units
-  Mixed Use - Institutional/ Residential
-  Mixed Use - Residential/Commercial

-  Neighbourhood Commercial
-  Community Commercial
-  Stormwater Management Facility
-  Park
-  School and Community Park
-  Public Upland Area
-  North Saskatchewan River Valley and Ravine

-  Major Pedestrian Linkage
-  Top of Bank Walkway
-  Top of Bank Roadway
-  11.5 m Enhanced Local Roadway Connection
-  Collector Roadway
-  Arterial Roadway
-  Urban Freeway
-  NSP Boundary

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated..

**KESWICK NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20834**

	Area (ha)	% of GDA					
GROSS AREA	372.72	100%					
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7						
Lands Between Top of Bank and Urban Development	5.60						
Lands Between Urban Development Line and Top of Bank Roadway*	0.35						
Pipeline & Utility Right-of-Way	0.69						
Arterial Road Right-of-Way	16.08						
Total Non-Developable Area	66.42						
GROSS DEVELOPABLE AREA	306.3	100%					
Parkland, Recreation, School (Municipal Reserve)**							
School	14.02	4.6%					
Park	4.61	1.5%					
Greenway	0.06	0.0%					
Transportation							
Circulation	60.59	19.8%					
Greenway	1.58	0.5%					
Infrastructure/Serviceing							
Stormwater Management Facilities	20.24	6.6%					
Institutional							
Mixed Use - Institution / Low-Rise / Multi- / Medium Units	2.63	0.9%					
Commercial							
Community Commercial	5.11	1.7%					
Neighbourhood Commercial	1.00	0.3%					
Mixed Use (Non-residential)	3.48	1.1%					
Total Non-Residential Area	113.32	37.0%					
Net Residential Area	192.98	63.0%					
	Area (ha)	Units/ha	Units	% of Total	People/Units	Population	% of NRA
Low Density Residential	168.73	25	4,218	65%	2.8	11,811	87%
Rowhousing	10.92	45	491	8%	2.8	1,376	5.7%
Mixed Use-Residential / Commercial	1.40	125	175	3%	1.5	263	0.7%
Low-Rise / Multi- / Medium Units	8.32	90	749	12%	1.8	1,348	4.3%
Medium Rise Units	1.23	224	276	4%	1.5	413	0.6%
High Rise Units	2.39	225	538	8%	1.5	807	1.2%
Total Residential	192.99		6,447	100%		16,017	100%

Sustainability Measures

Population Density (ppnrha)	83
Unit Density (upnrha)	33.40
Low Density // Rowhousing, Low Rise/Multi-/Medium Units and High Rise Population (%) within 500m of Parkland	65%
Population (%) within 600m of Transit	97%
Population (%) within 600m of Commercial Service	98%
	89%

Presence / Loss of Natural Area Features

	Land	Water
Protected as Environmental Reserve (ha)	49.3	n/a
Conserved as Naturalize Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

Student Generation

Public School Board		1224
Elementary	612	
Junior/Senior High	612	
Separate School Board		612
Elementary	306	
Junior High	153	
Senior High	153	
Total Student Population	1,836	

Notes

* As per TOB policy c542, the area between the TOB roadway and the residual land between the roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC.

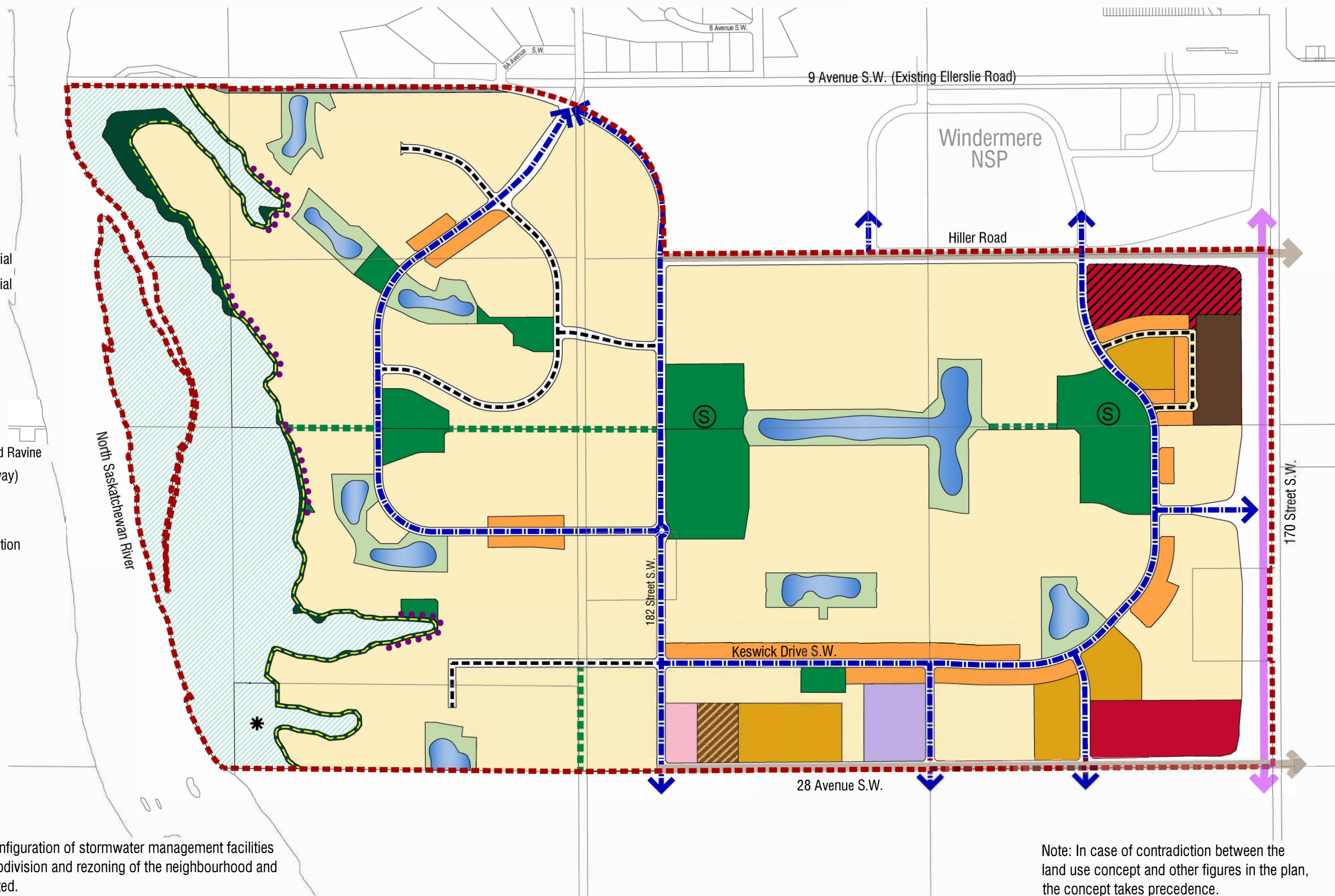
** Area deducted to Municipal Reserve to be confirmed by legal survey.

1 Circulation area calculations assume 20% of the low density residential land area will be circulation area.

For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School.
For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.

LEGEND

- Low Density Residential
- Rowhousing
- Low Rise/ Multi-/ Medium Units
- Medium Rise Units
- High Rise Units
- Mixed Use - Institutional/ Residential
- Mixed Use- Residential/ Commercial
- Neighbourhood Commercial
- Community Commercial
- Stormwater Management Facility
- Park
- School and Community Park
- Public Upland Area
- North Saskatchewan River Valley and Ravine
- Major Pedestrian Linkage (Greenway)
- Top Of Bank Walkway
- Top Of Bank Roadway/ Park
- Enhanced Local Roadway Connection
- Collector Road
- Arterial Roadway
- Urban Freeway
- Public Utility Lot
- * Top of Bank & Public Upland Area Interpreted By Aerial Photography
- NSP Boundary














Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

Figure 7 - Land Use Concept
 Keswick Neighbourhood Structure Plan



Legend

-  Enhanced Local Roadway Connection
-  Collector Roadway
-  Arterial Roadway
-  170 Street S.W. Urban Freeway
-  170 Street S.W. Frontage Road
-  Area Of Plan Located Greater Than 600m From Future Transit Routing
-  Promontory Lands Which May Require Emergency Access
-  Area Of Influence - Road Right Of Way To Be Determined By 170 Street Concept Planning Study
-  Roundabout
-  Traffic Calming (Key Pedestrian Crossing)
-  NSP Boundary

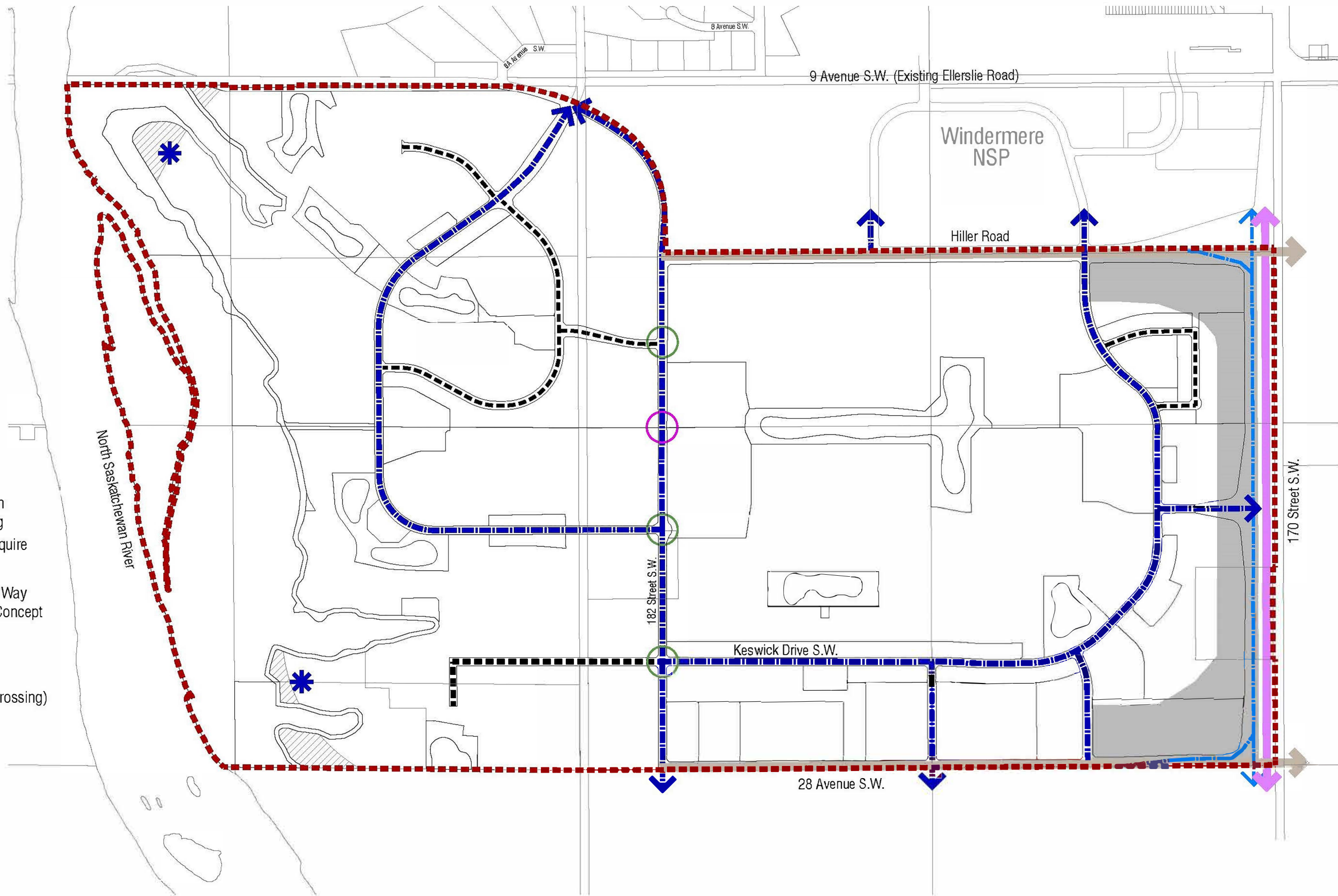


Figure 8 - Transportation Network
Keswick Neighbourhood Structure Plan



- Legend**
- School and Community Park
 - Park
 - Storm Water Management Facility
 - Public Upland Area
 - North Saskatchewan River Valley and Ravine
 - Minor Pedestrian Linkages
 - Major Pedestrian Linkage (Greenway)
 - Top Of Bank Walkway
 - Top Of Bank Roadway
 - Trailhead Connection to River Valley
 - Major Visual Connection to River Valley
 - Shared Use Path Corridor (No MR Credit)
 - Possible Pedestrian Linkage to North Saskatchewan River
 - Key Pedestrian Crossing
 - Focal Point
 - Linkage To Adjacent Community
 - Collector Roadway
 - Arterial Roadway
 - NSP Boundary

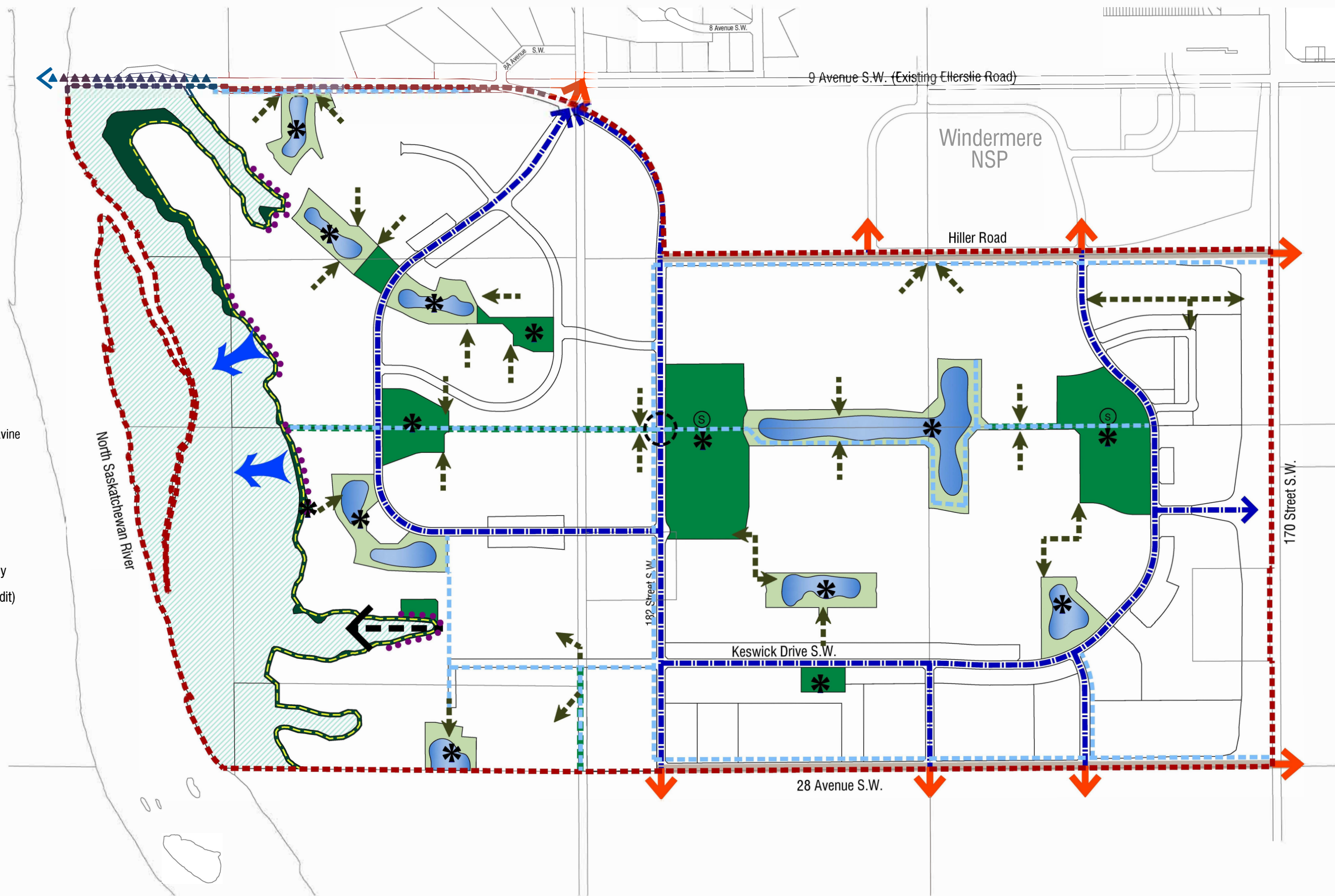











Figure 9 - Pedestrian and Shared Use Path Network
Keswick Neighbourhood Structure Plan



- Legend
-  Sanitary Basin Boundary
 -  Sanitary Trunk 750mm
 -  Sanitary Trunk 675mm
 -  Sanitary Trunk 600mm
 -  Sanitary Trunk 525mm
 -  Sanitary Trunk 450mm
 -  Sanitary Trunk 375mm
 -  Sanitary Trunk 200mm
 -  NSP Boundary

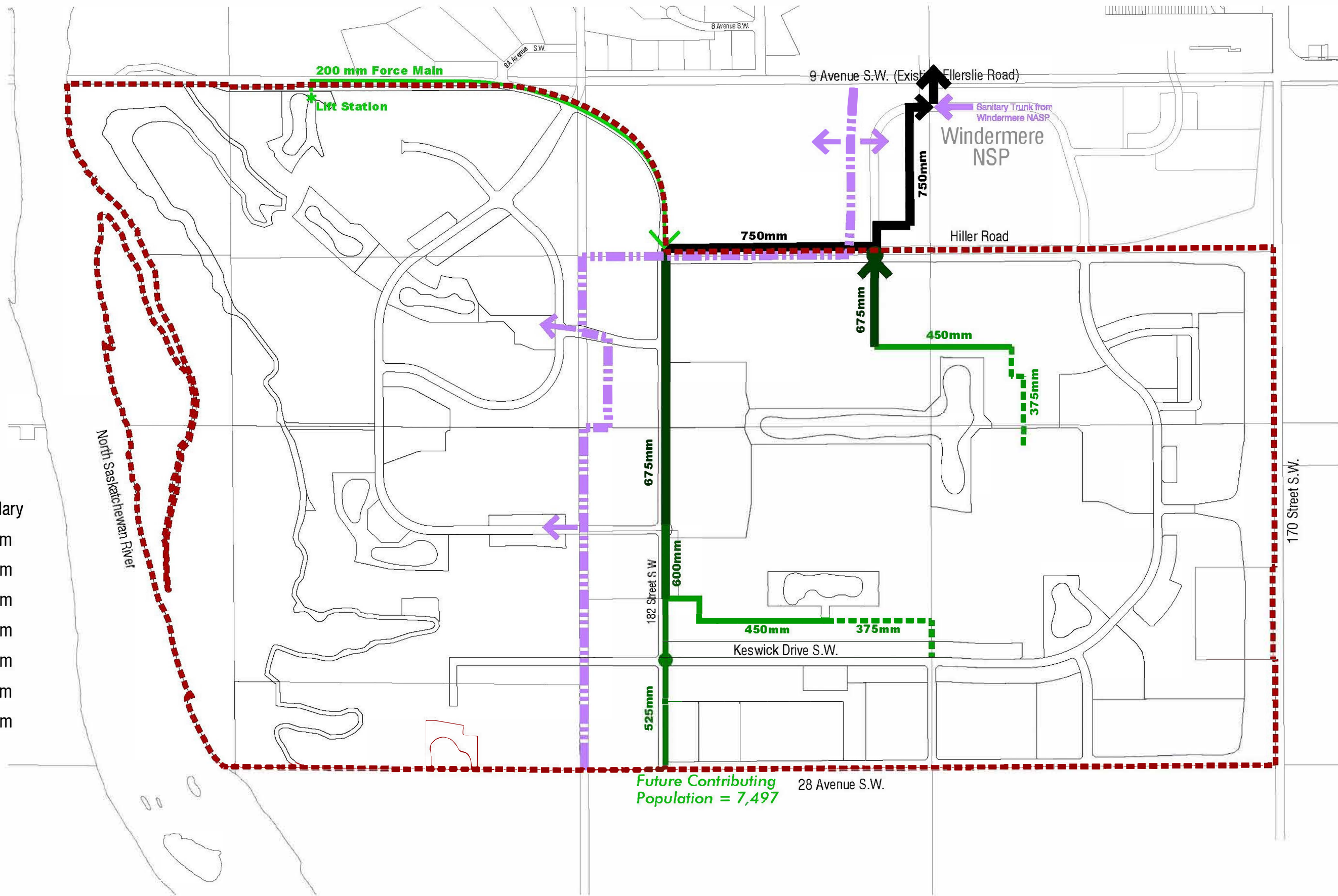






Figure 10 - Sanitary Servicing Plan
 Keswick Neighbourhood Structure Plan



Legend

Note: This map is conceptual in nature. The exact location, alignment and configuration of stormwater management facilities will be determined at the zoning and subdivision stage.

-  Storm Basin Boundary
-  Direction of Flow
-  Stormwater Management Facility
-  NSP Boundary

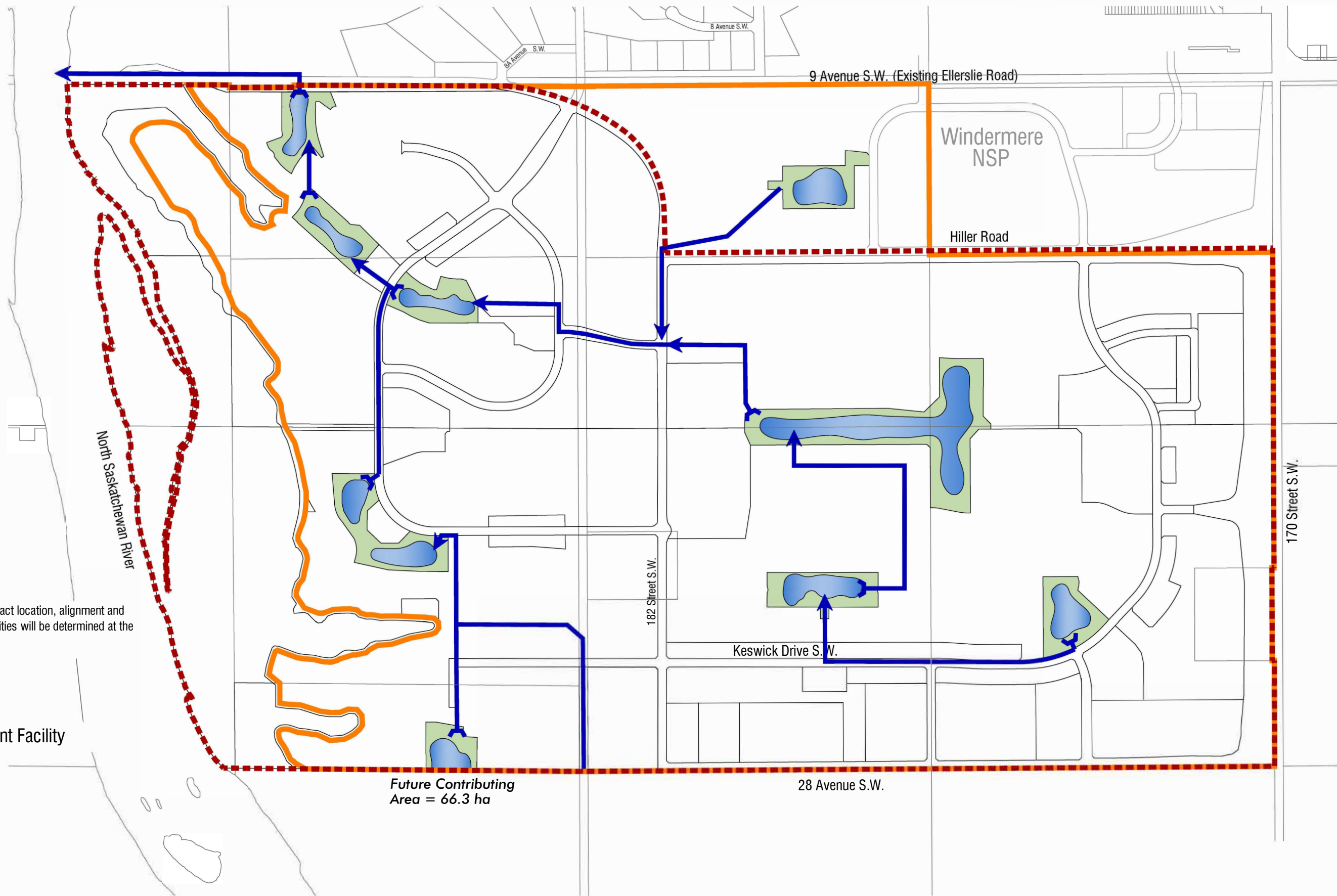




Figure 11 - Storm Drainage Plan
Keswick Neighbourhood Structure Plan



Legend
 Water Main
 NSP Boundary
 Note:
 Preliminary only
 Sizing to be finalized with EPCOR

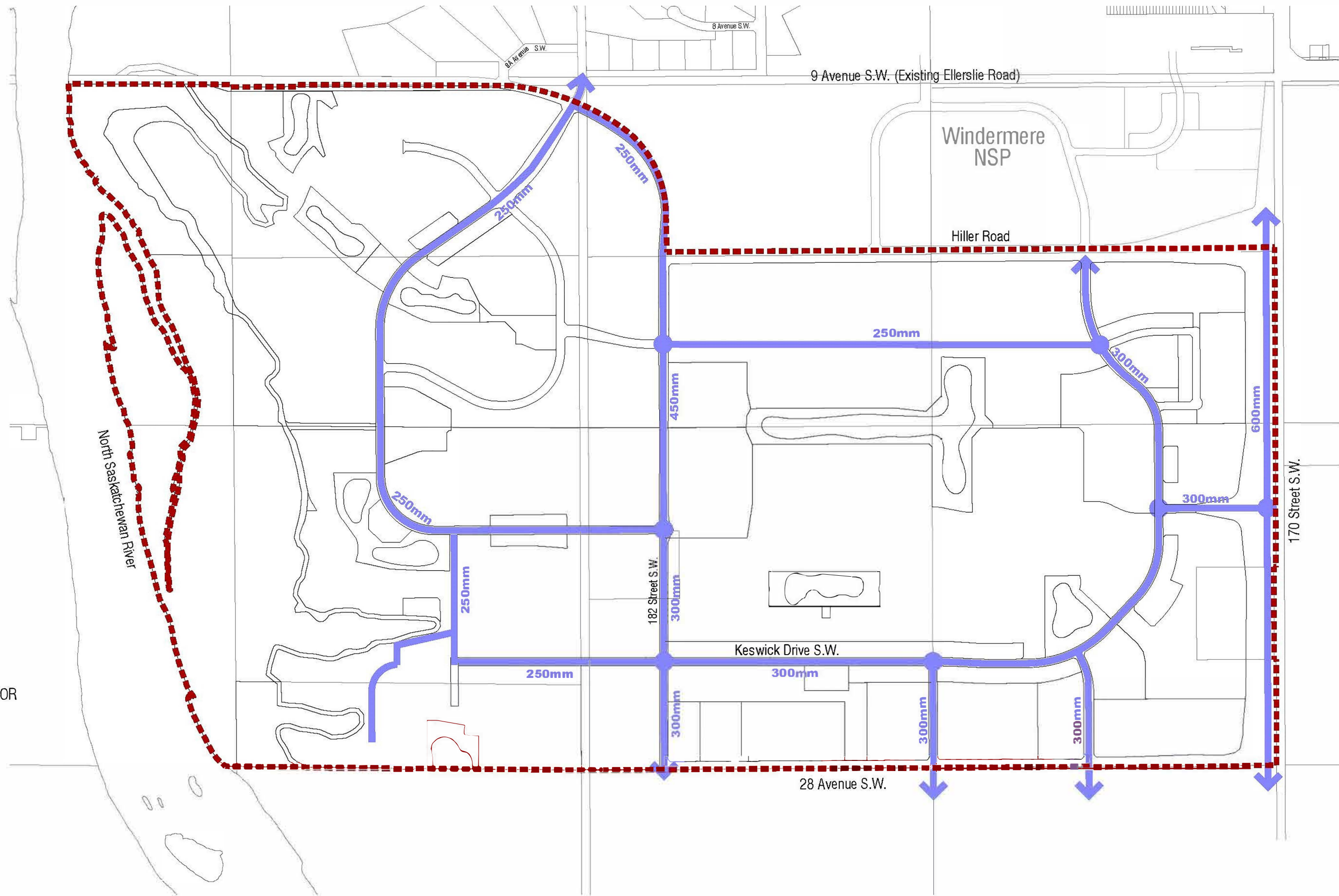
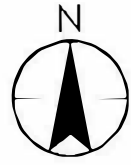


Figure 12 - Water Servicing Plan
 Keswick Neighbourhood Structure Plan



Legend

1A General Direction & Sequence Of Development

■■■■ NSP Boundary

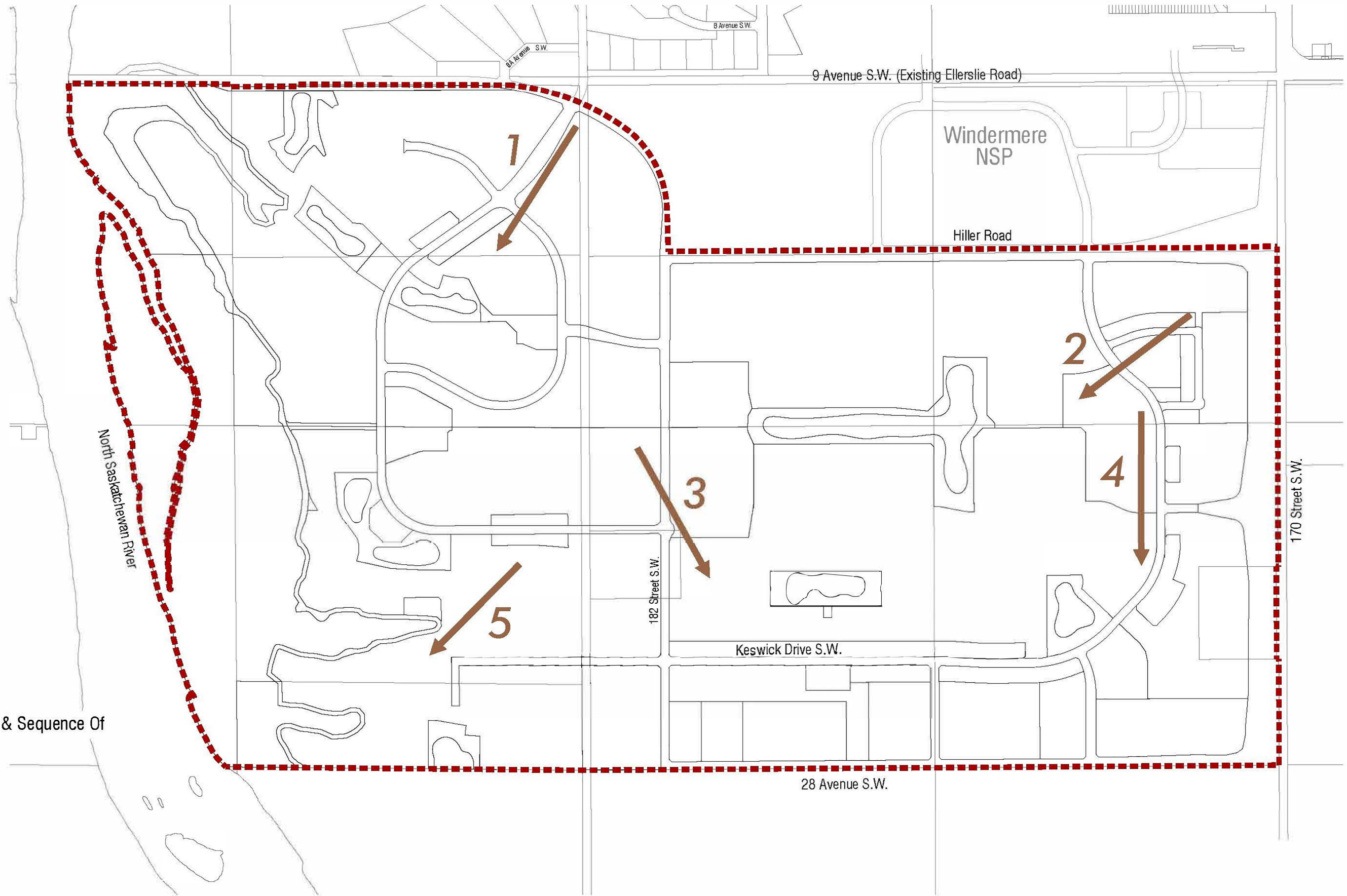


Figure 13 - Staging Plan
Keswick Neighbourhood Structure Plan